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TOWNSHIP OF WALL
ORDINANCE NO. 15-1992

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF WALL ESTABLISHING AN OFFICIAL
ZONING MAP OF THE TOWNSHIP OF WALL.

WHEREAS, N.J.S.A. 40:55D-32 provides that a municipal governing body may by ordinance adopt an official map of the municipality; and

WHEREAS, the Township Committee has been engaged in the process of reviewing the zoning map of the Township during the past several years and has reviewed and considered the Township's Master Plan, as adopted by the Planning Board of the Township; and

WHEREAS, since the adoption of the last comprehensive zoning map of the Township, the Township has received approval for its Mount Laurel Compliance Plan, which Compliance Plan has resulted in the rezoning of certain tracts of land within the Township to provide for the construction of low and moderate income housing of various types and for contribution sites from which Affordable Housing Trust Fund contributions have been and will be derived; and

WHEREAS, the Township Committee finds that it would be in the best interests of the Township of Wall to establish a comprehensive zoning map of the Township to guide the appropriate use and development of all lands within the Township in a manner which will promote the public health, safety and welfare; to promote the establishment of

appropriate population densities and concentrations; to provide sufficient space in appropriate locations for agricultural, residential, recreational, open space and industrial and commercial uses, both private and public; and to otherwise further the intentions and purposes of the Township's Master Plan and the "Municipal Land Use Law", as set forth in N.J.S.A. 40:55D-2; and

WHEREAS, to further effect the aforesaid purposes, the Township Committee will introduce and consider for adoption Ordinance No. 16-1992, providing for a complete revision to the Land Use and Development Regulations of the Township, which Ordinance will regulate and guide the development of properties within the various zoning designations as contained on the comprehensive zoning map;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wall, in the County of Monmouth and State of New Jersey, as follows:

SECTION 1. The Zoning Map entitled "Wall Township, Monmouth County, New Jersey" dated May 1, 1992 and last revised September 1, 1992 be and the same is hereby adopted as the official Zoning Map of the Township of Wall. A copy of the aforesaid map is annexed hereto and made a part hereof.

SECTION 2. All zoning maps and revisions thereto of the Township of Wall heretofore adopted be and the same are hereby repealed.

SECTION 3. All ordinances, or parts thereof, inconsistent with the provisions of this ordinance be and the same are

hereby repealed to the extent of such inconsistency.

SECTION 4. Should any section, paragraph, clause, or any other portion of this ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage and publication according to law and upon the filing of a certified copy thereof with the Monmouth County Planning Board, and upon the final adoption of Ordinance No. 16-1992 establishing revised Land Use and Development Regulations for the Township.

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading by the Township Committee of the Township of Wall on September 9, 1992 and will be further considered for final passage and adoption at the Wall Township Municipal Building, 2700 Allaire Road, Wall, New Jersey, on October 14, 1992 at 8:00 p.m., or as soon thereafter as the matter can be reached on the agenda, at which time and place all persons interested therein shall be given an opportunity to be heard, and during the week prior to, and up to and including, the date of such meeting, copies of said Ordinance will be made available at the Clerk's office in the Township of Wall, Town Hall, to the members of the general public who shall request the same.

BEATRICE M. GASSNER, C.M.C.
Township Clerk

TOWNSHIP OF WALL
ORDINANCE NO. 15-1992

AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WALL
ESTABLISHING AN OFFICIAL ZONING MAP OF THE TOWNSHIP OF WALL.

NOTICE OF AMENDMENT

Ordinance No. 15-1992, an ordinance adopting a zoning map, which was introduced on September 15, 1992 was amended on November 24, 1992 to revise the zone designations of the following properties as indicated:

<u>BLOCK</u>	<u>LOT(S)</u>	<u>FROM</u>	<u>TO</u>
85	8 & 15	R-20	OP-2
274	13	R-60	R-30
807	32 & 12	R-20	HB-80
821	1 & 22	HB-200	HB-120
804	37	RR	R-60
945	13	CR-40	R-60
945	14 & 15	R-60	CR-40
893	70 & 108	R-30	OP-10
893	70	R-30	OP-10
811	5, 9-12	OP-10	R-60
800	1, 2, 3, 57, 26, 56	RR	R-60
801	3-17, 20	RR	R-60
823	20-22, 24	HB-200	HB-120
773	12	OP-10	OP-2
773	3 & 7	R-60/OP-10	R-60

The public hearing on Ordinance No. 15-1992, as amended, will be continued on December 9, 1992 at 8:00 o'clock pm; or as soon thereafter as the matter may be reached on the agenda, at the Meeting Room, Wall Municipal Complex, 2700 Allaire Road, Wall, New Jersey.

BEATRICE M. GASSNER, C.M.C.
TOWNSHIP CLERK